

17/40 Watt Street, Lara, Vic 3212



Sold Retirement Living

Tuesday, 7 January 2025

17/40 Watt Street, Lara, Vic 3212

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Retirement Living

Contact agent

This thoughtfully designed home seamlessly blends functionality with style, a welcoming front porch, rear timber deck and open-plan living areas- all perfect for relaxed, modern living. The cleverly designed kitchen is equipped with an electric oven and gas cooktop, alongside a fully plumbed laundry cupboard and abundant cabinetry for all your storage needs. The spacious bedroom features a large, mirrored wardrobe, fresh carpet, and direct access to the rear deck, ideal for entertaining or relaxing in privacy. The beautifully presented home includes a bright bathroom, tiled flooring throughout and modern interior blinds providing privacy within. Comfort is assured year-round with a split system heating and cooling unit to the main living area. Outside, enjoy the established gardens, along with two external sheds for secure storage and a single carport complete with a privacy blind. This property delivers convenience and charm in equal measure. Home features:

- Close to community clubhouse
- Carpeted bedroom with built in wardrobe
- Split system heating and cooling
- Tiled flooring throughout
- Gas cooktop and electric oven
- Rear undercover entertaining area
- Concealed laundry space and external clothesline
- Two garden sheds
- Single carport with pull down front privacy blind
- Fully fenced property
- Established, landscaped gardens

Ingenia Lifestyle Lara's idyllic location is just 20 minutes from beautiful Geelong & close to everyday essentials like supermarket & pharmacy, means you can enjoy the lifestyle you've always wanted while staying connected to everything you need. Ingenia Lifestyle Lara is a secure, well maintained and friendly, gated community. When you downsize to your Lakeside Lara home, you'll have more time than ever to do the things you love. What's more, you'll become part of a friendly community, alive with social opportunities, resort-style facilities and exclusive resident benefits, with the peace & quiet of your own private space.

Resort-style Clubhouse

- Indoor swimming pool, spa, sauna & gym
- Library & cinema
- Tennis courts, 2 pickle ball courts & bowling green
- Outdoor BBQ area
- Pool table & darts with BYO bar

Resort-style Community Hub

- Wellness Centre including - indoor 2 lane 20 metre lap pool and steam room, hair salon, consultation room and yoga & Pilates studio
- Private Dining Room
- Function room
- Art and craft studio
- BYO bar and activities room
- Table tennis, indoor lawn bowls and golf simulator
- Croquet court
- Outdoor BBQ and fireplace

Community Features

- Caravan storage
- Pet friendly
- On-site manager & access to Ingenia Care program
- Secure, gated community
- Access to our Gold Card - 25% off at Ingenia Holiday Sites

A land lease home operates under the land lease model, supported by specific government legislation which guarantees ongoing security and peace of mind. The model lets you enjoy the benefits of conventional home ownership, providing peace-of-mind with residents owning their own home, without the cost of buying the land and paying council rates. Should you ever wish to sell, the capital gain is all yours. But you also enjoy some of the advantages with no council rates or stamp duty, just a weekly site fee which eligible residents offset with rental assistance. Community living has never been easier; whether you are looking at your downsizing options, or just looking to form friendships and find new hobbies, the community at Lara will welcome you with open arms. Contact our friendly team today and discover how you can start your new lifestyle at Ingenia Lifestyle Lara.